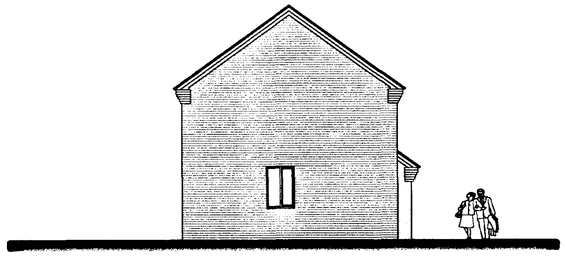
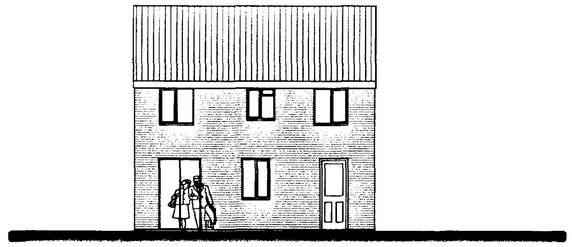


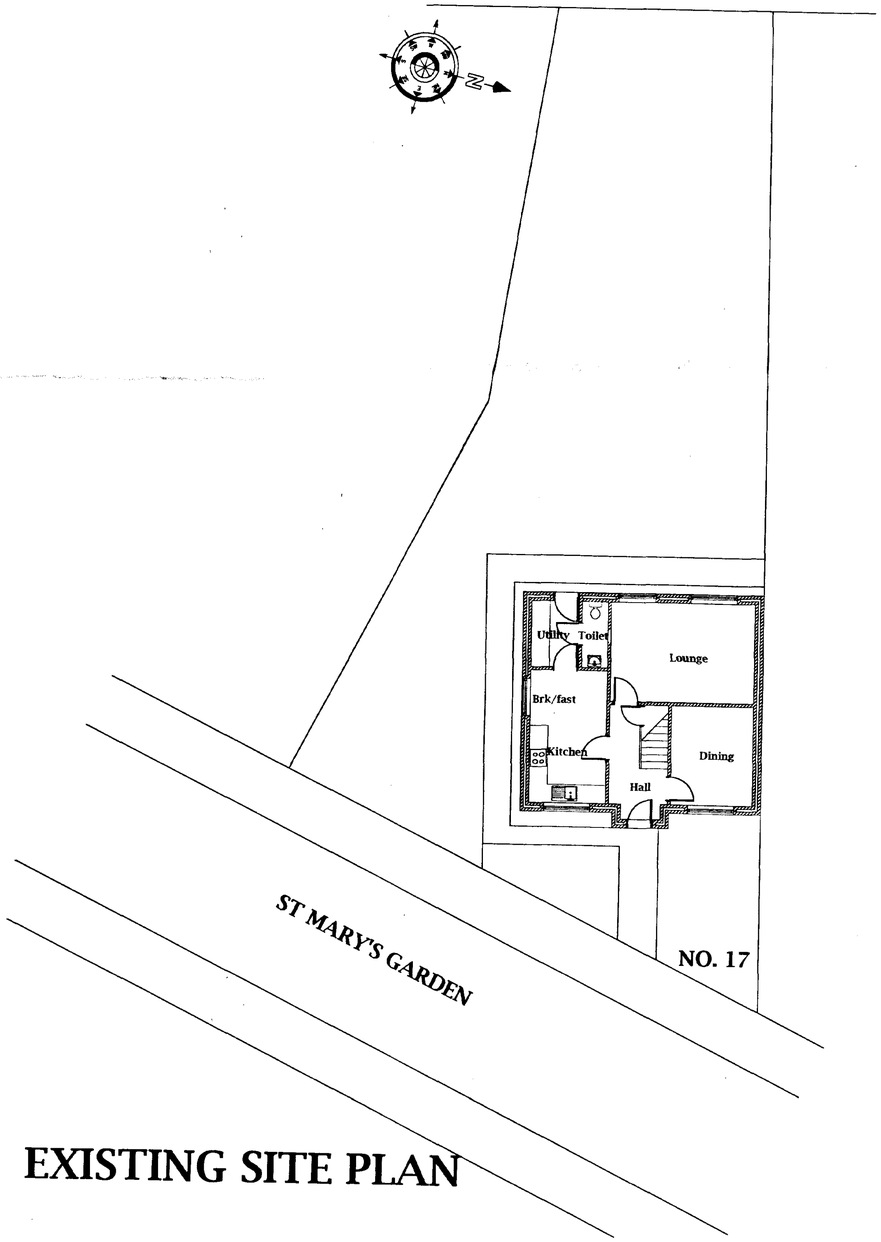
EXISTING EAST ELEVATION



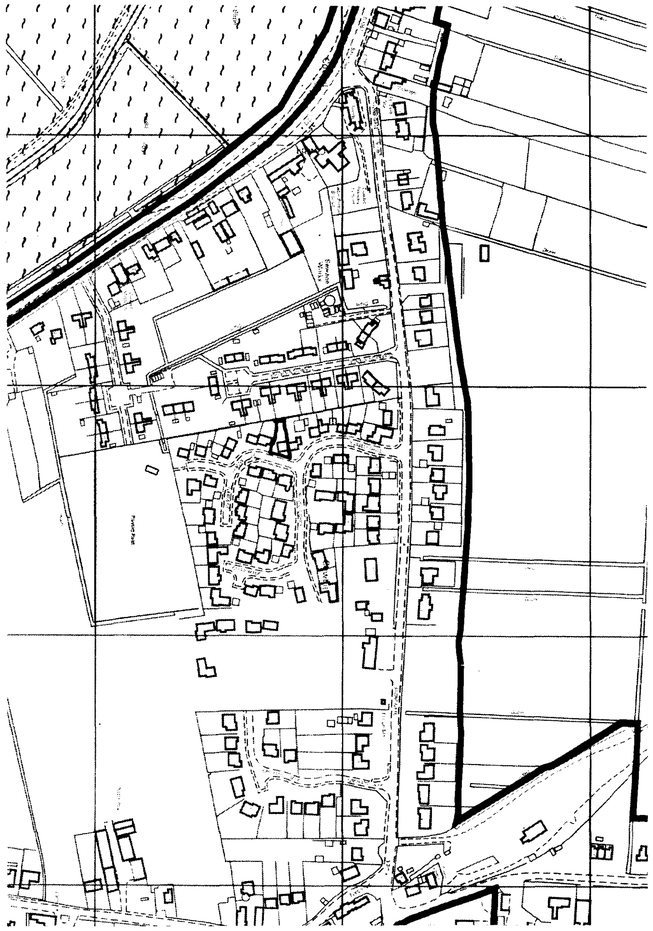
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SITE PLAN



DETERMINED PLAN

Planning Development
- 2 MAY 2002
h61 0538/02

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

Client:-
Mr Cooke & Ms Naiken

Project
New Garage

Drawing
Existing plan, elevations and location plan

Date :	*Drawn*
April 2002	**JDL**

Job No.	*Drawing No.*
1554	**AL1**

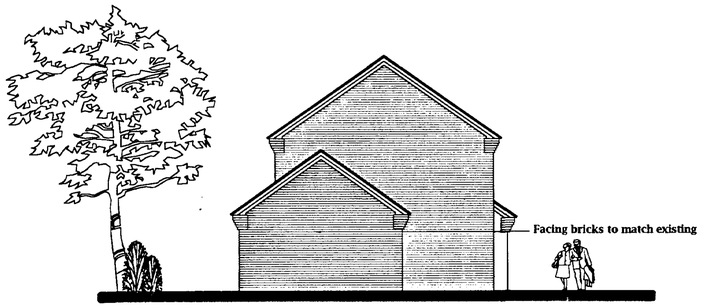
Scale.	*Revision No.*
1:100 & 1:1250	



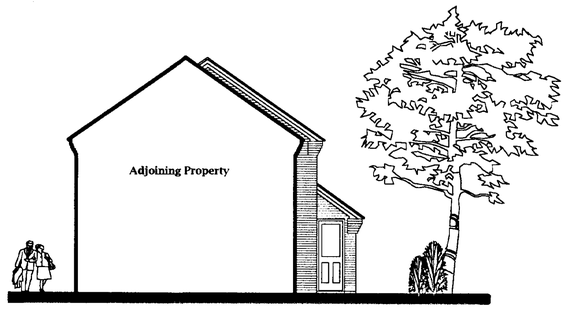
WEST ELEVATION



EAST ELEVATION



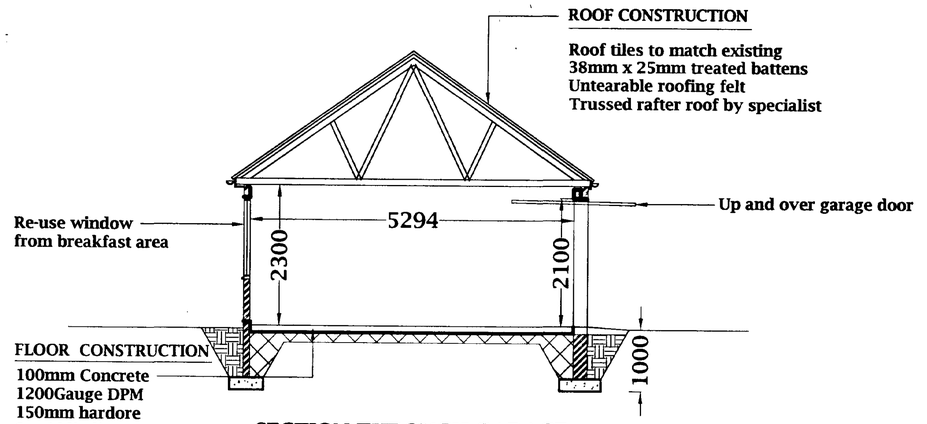
SOUTH ELEVATION



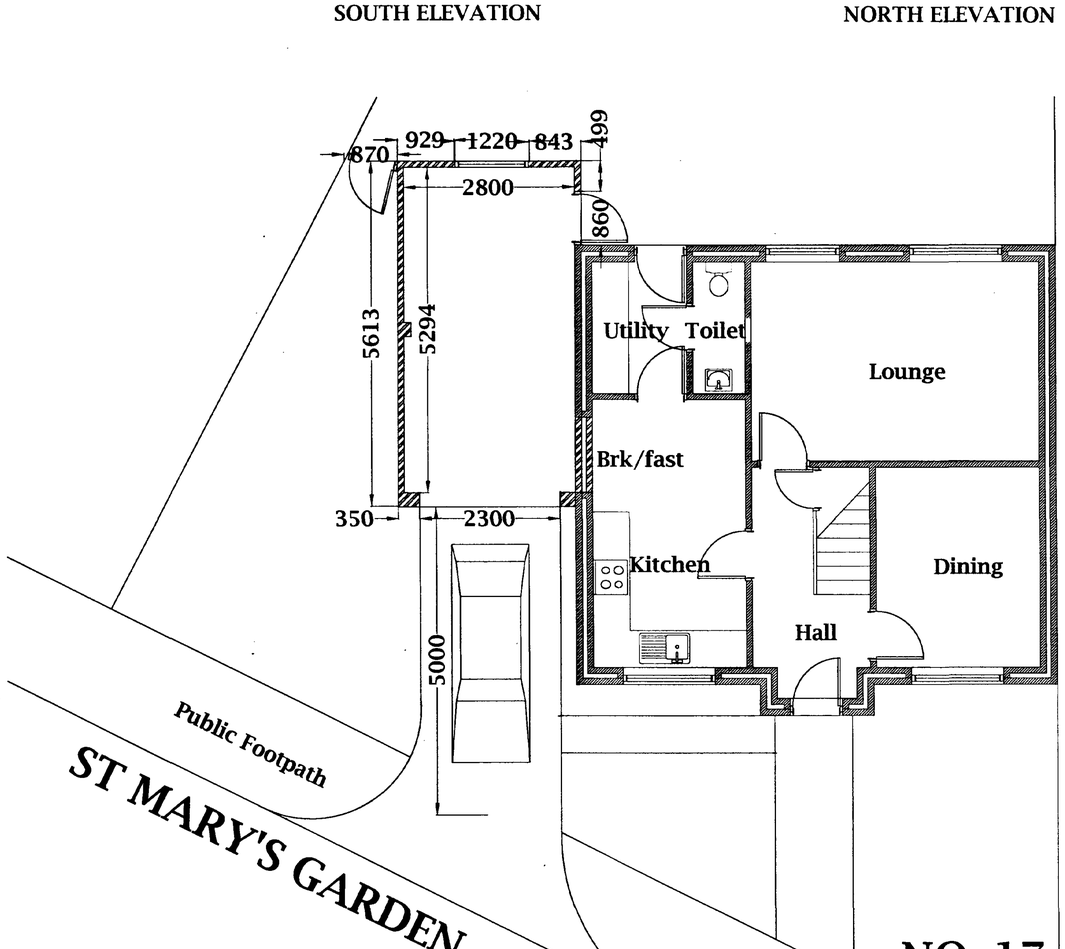
NORTH ELEVATION

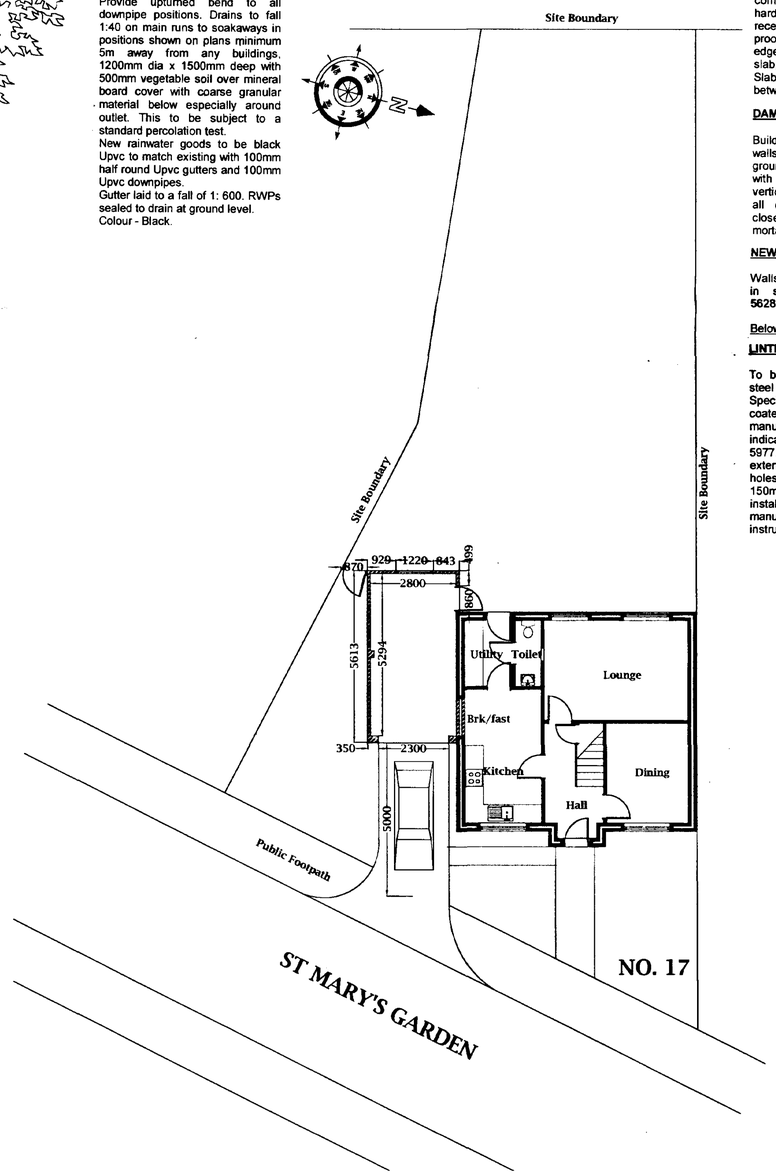
SURFACE WATER DRAINAGE

New system to comprise Osmadrain Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings. 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.
New rainwater goods to be black Upvc to match existing with 100mm half round Upvc gutters and 100mm Upvc downpipes.
Gutter laid to a fall of 1: 600. RWPs sealed to drain at ground level.
Colour - Black.



SECTION THROUGH GARAGE





GARAGE FLOOR CONSTRUCTION

Garage floor construction to comprise 150mm well consolidated hardcore with 25mm sand blinding to receive 1200 gauge polythene damp proof membrane turned up at all edges and 100m concrete oversite slab, float finished.
Slab to be thickened at edge between piers.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM of floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All DPC's to be bedded on mortar.

NEW WALLS

Walls to be dimensions shown and in strict accordance with BS 5628:Part 3:1985.

Below DPC (in 1:3 cement/sand)

LINTELS

To be fabricated from galvanised steel to BS EN 10142 1991 Specification for hot dipped zinc coated steel. Lintels to be as manufactured by IG Limited, as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufactures details and instructions.

ROOF CONSTRUCTION

Roof to be constructed with prefabricated trussed rafters fixed strictly in accordance with the Manufacturers instructions and to BS 5268 pt. 3 1985. Roof pitch to match existing dwelling.
Manufacturers details and calculations for the prefabricated trusses are to be submitted to the Local Authority for approval not less than 28 days prior to fixing on site.
Wall Plate to be 100mm x 50mm and to be fixed with BAT straps 30mm x 50mm x 1000mm long at 2000 ctrs.
All bracing for prefabricated trusses to be in accordance with BS 5268 Part 3 : 1985 and to be 100mm x 25mm diagonals and longitudinals to be nailed to each truss member.
During construction, trussed rafters should be provided with temporary wind bracing.
All members to be Celcure treated or similar approved. All structural timbers to be kept 40mm clear of chimney/flue blocks etc

WALL AND ROOF STRAPS

Secure each joist to wall plate using BAT galvanised steel joist framing anchors.
Wall Plate to be 100mm x 50mm and to be fixed with BAT straps 30mm x 50mm x 1000mm long at 2000 ctrs.

Planning Department
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DETERMINED PLAN

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Drawing
Proposed plans, elevations and section

Date :	*Drawn*
April 2002	**JDL**
Job No. **1554**	*Drawing No.* **AB1**
Scale. **1:50 , 1:100 & 1:200**	*Revision No.*